



# ICE DISTRICT

**EDMONTON, ALBERTA**





# ICE District

104 Avenue NW and 103 Street NW, Edmonton, AB | [icedistrict.com](http://icedistrict.com)

**KATZGROUP™**



ICE District is the largest mixed-use sports and entertainment district in Canada and is already projecting an energy and feeling unlike anything Edmonton has seen before. The development delivers a new era of entertainment in the form of epic concerts, heart-stopping NHL and WHL hockey games and events, world-class gaming, boutique shopping, trendy dining, and more. With year-round programming, the humming ICE District Plaza will host events from festivals to public skating. All of this is just steps away from sophisticated residences, premium office space, and a hotel.

ICE District spans over 25 contiguous acres of downtown Edmonton. It is a master-planned community that connects downtown Edmonton to the north, east, west, and south, and will be linked by five Light Rail Transit (LRT) stations, above and below-ground indoor pathways, pedestrian-friendly streets and promenades, and ample parking. Rogers Place, the most advanced sports and entertainment venue in North America, serves as the anchor of ICE District. The arena is connected to the Edmonton Downtown Community Arena, the MacEwan LRT Station and Ford Hall, the incomparable grand entrance to Rogers Place that spans over 104 Avenue.

ICE District also boasts JW Marriott Edmonton ICE District, two AAA office towers with the City of Edmonton (Edmonton Tower) and Stantec (Stantec Tower) as the anchor tenants, condominiums (The Legends Private Residences and SKY Residences at ICE District), Grand Villa Casino Edmonton and Kids & Company child care centre. ICE District's retail offering includes Loblaws CityMarket, The Canadian Icehouse, The Banquet, banks, a variety of restaurants, and boutique stores and services.

## SIZE (NLA)

Total Retail.....	208,000 sq. ft.
Edmonton Tower .....	33,000 sq. ft.
Stantec Tower.....	77,000 sq. ft.
Connect Centre .....	98,000 sq. ft.

## DAYTIME POPULATION (2022)

Within 400 m (5 min. walk) .....	21,442
Within 800 m (10 min. walk) .....	46,308
Within 1.5 km (15 min. walk) .....	99,955
Within 3 km (20 min. walk) .....	139,097



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## KEY ONSITE FACTS

- 25 acres of mixed-use space
- 1,100 ICE District residents (over 740 multi-family residential suites)
- 1,300,000 sq. ft. LEED Gold-certified office space
- 20,000 seat arena with 160-180 programmed events per year and 24,000 sq. ft. of public event space in Ford Hall
- 50,000 sq. ft. Grand Villa Casino offering gaming, dining and live entertainment
- 346 room JW Marriott hotel with three Oliver & Bonacini restaurants (Braven, Kindred, Alchemy)
- Year-round programmed ICE District Plaza accommodating anywhere from 120 people in an exercise class to 10,000 people in a standing audience
- Major arterial routes around ICE District will carry over 100,000 vehicles every day
- 3,000 new underground parking stalls to service ICE District

## OPENED

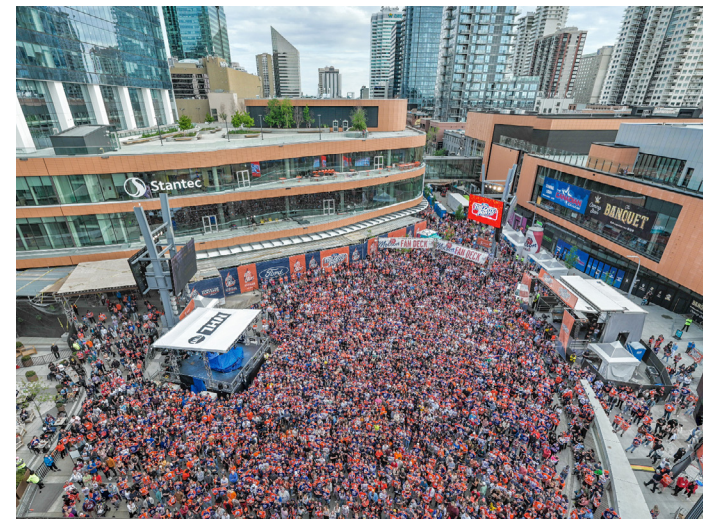
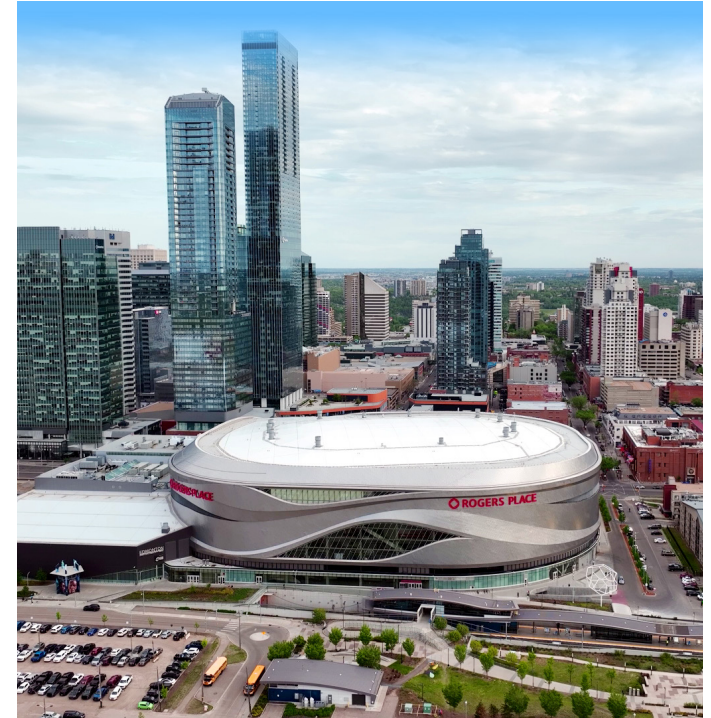
### Now Open

- Rogers Place
- Ford Hall
- Edmonton Downtown Community Arena
- Grand Villa Casino
- MacEwan LRT Station
- Edmonton Tower, 27 storeys of office space and 33,000 sq. ft. of retail space
- Stantec Tower, 29 storeys of office space and 77,000 sq. ft. of retail space
- JW Marriott Edmonton ICE District with The Legends Private Residences (261 unit condominium) above
- SKY Residences at ICE District (315-unit condominium) and SKY Signature Suites (168-unit apartment) above office space at Stantec Tower
- ICE District Plaza
- 98,000 sq. ft. of retail in Connect Centre including Loblaws CityMarket, The Canadian Icehouse, The Banquet, National Bank, Plantlife, and the Official Oilers Team Store

## OPENING

### Beyond

- ICE District Phase II



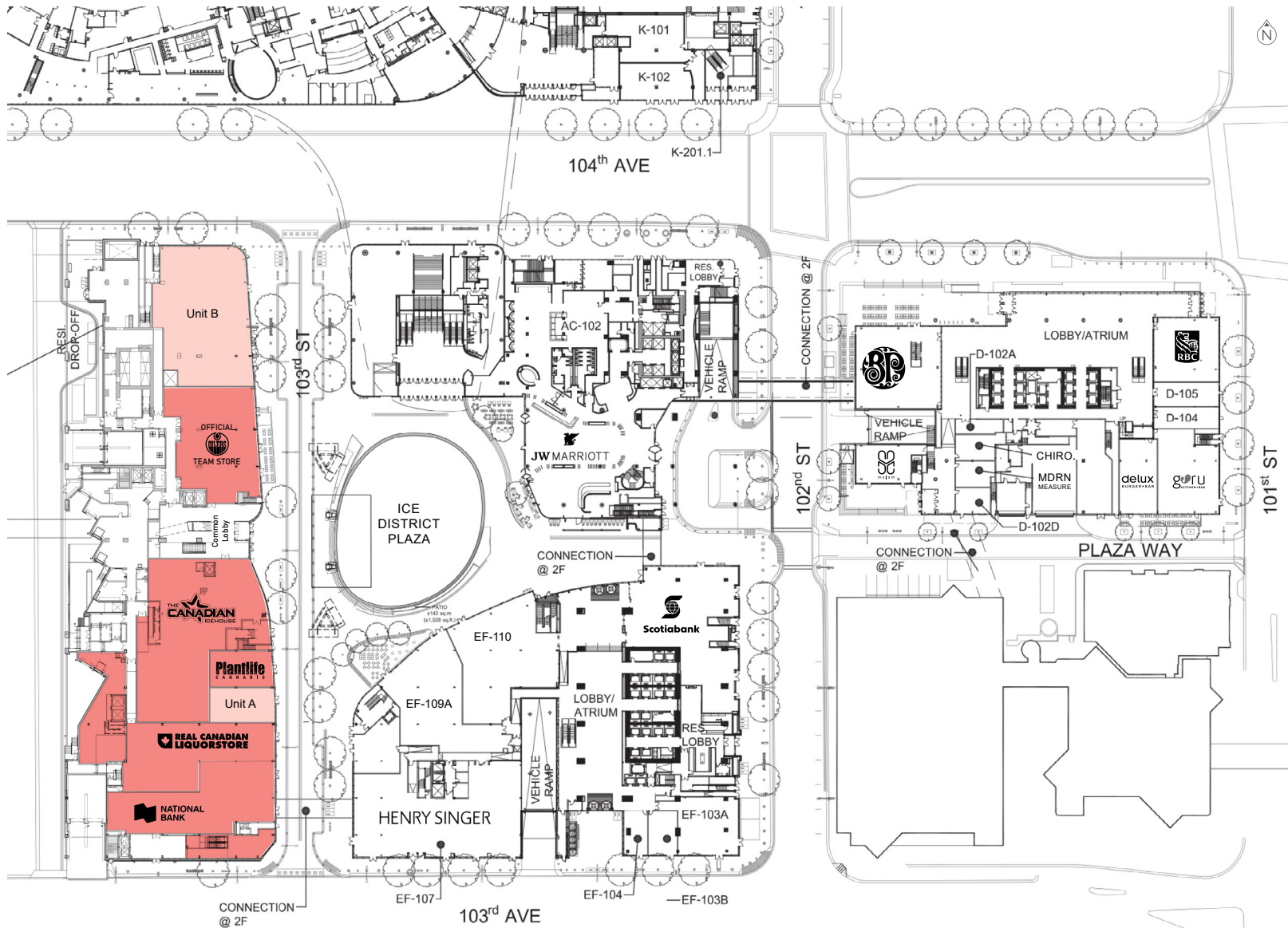


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## KATZGROUP™

### GROUND FLOOR



- Leased Retail
- Available Retail
- Loblaw's CityMarket

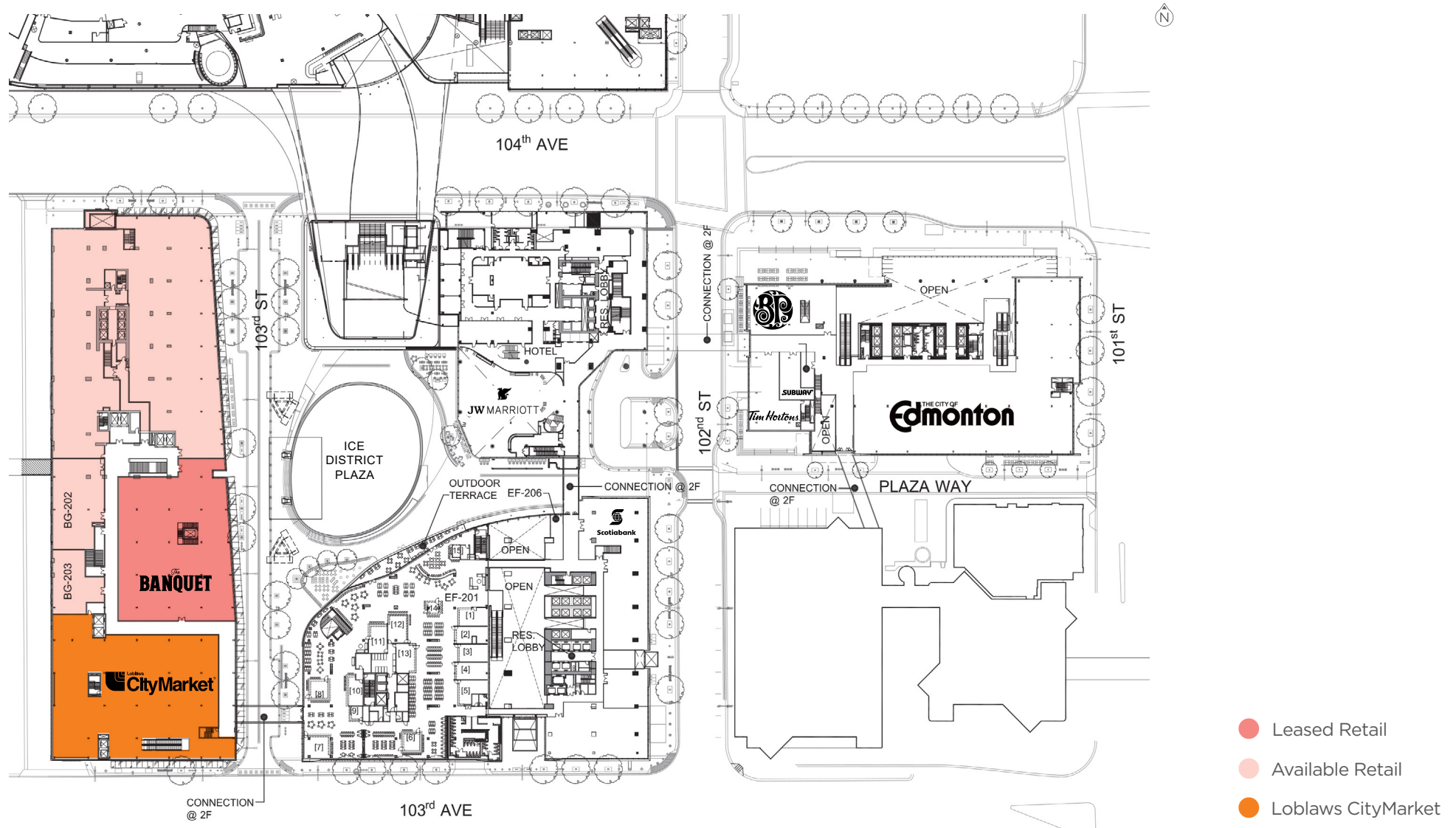


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## SECOND FLOOR





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one properties

## LEASING CONTACT

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